

**Growth Management Plan Update  
Steering Committee Meeting  
January 10, 2005**

**Public Hearing on  
Growth Management  
Plan Update**

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# Public Hearing for GMP

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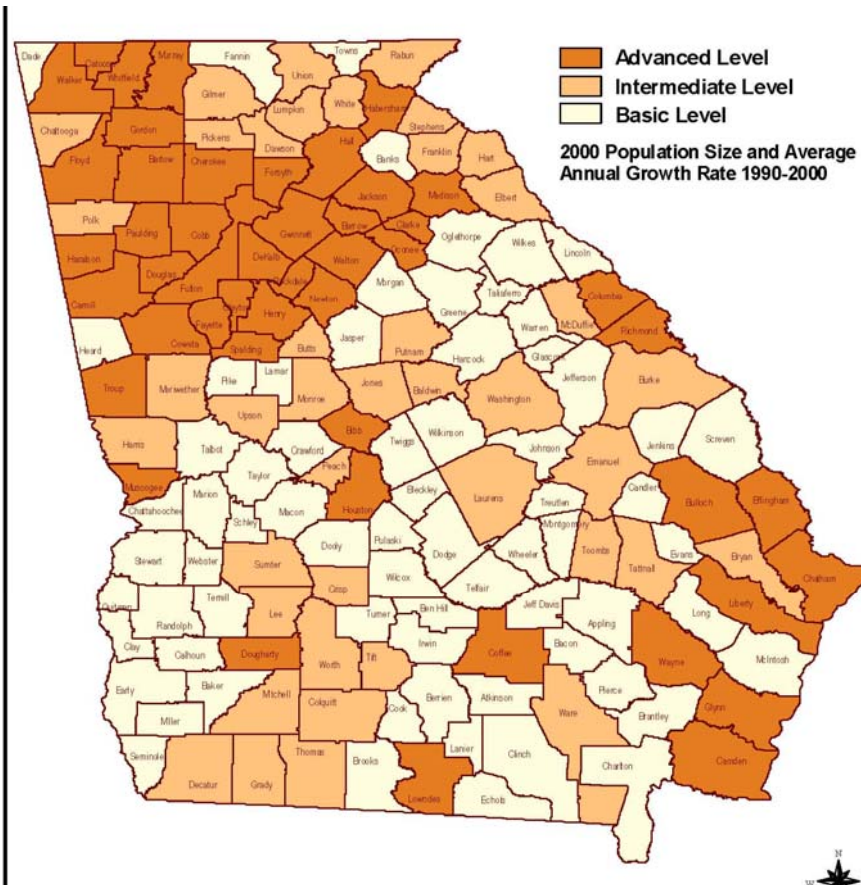
- 4 Required Elements
  - Purpose of the Plan
  - Process
  - Schedule
  - Public Participation Program

# Purpose

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- Guide and manage county's growth for next 20 years.
- Citizen based and citizen driven
- Define future land use pattern
- Form the basis for zoning decisions
- Form the basis for county expenditures for utilities and services

# Minimum Standards:



**Advanced:  
Pop. 50,000+, or  
Avg. annual  
growth of 1.5% +**

**Columbia Co.:  
Pop. – 100,000  
people  
Avg. annual  
growth of 3%**

# Minimum Standards : Required Areas – Planning Elements

1. Population
  2. Housing
  3. Economic Development
  4. Natural and Cultural Resources
  5. Transportation
  6. Community Facilities
  7. Land Use
  8. Intergovernmental Coordination
- Each element must address the following:
    - Inventory and assessment
    - Statement of needs and goals
    - Implementation strategy

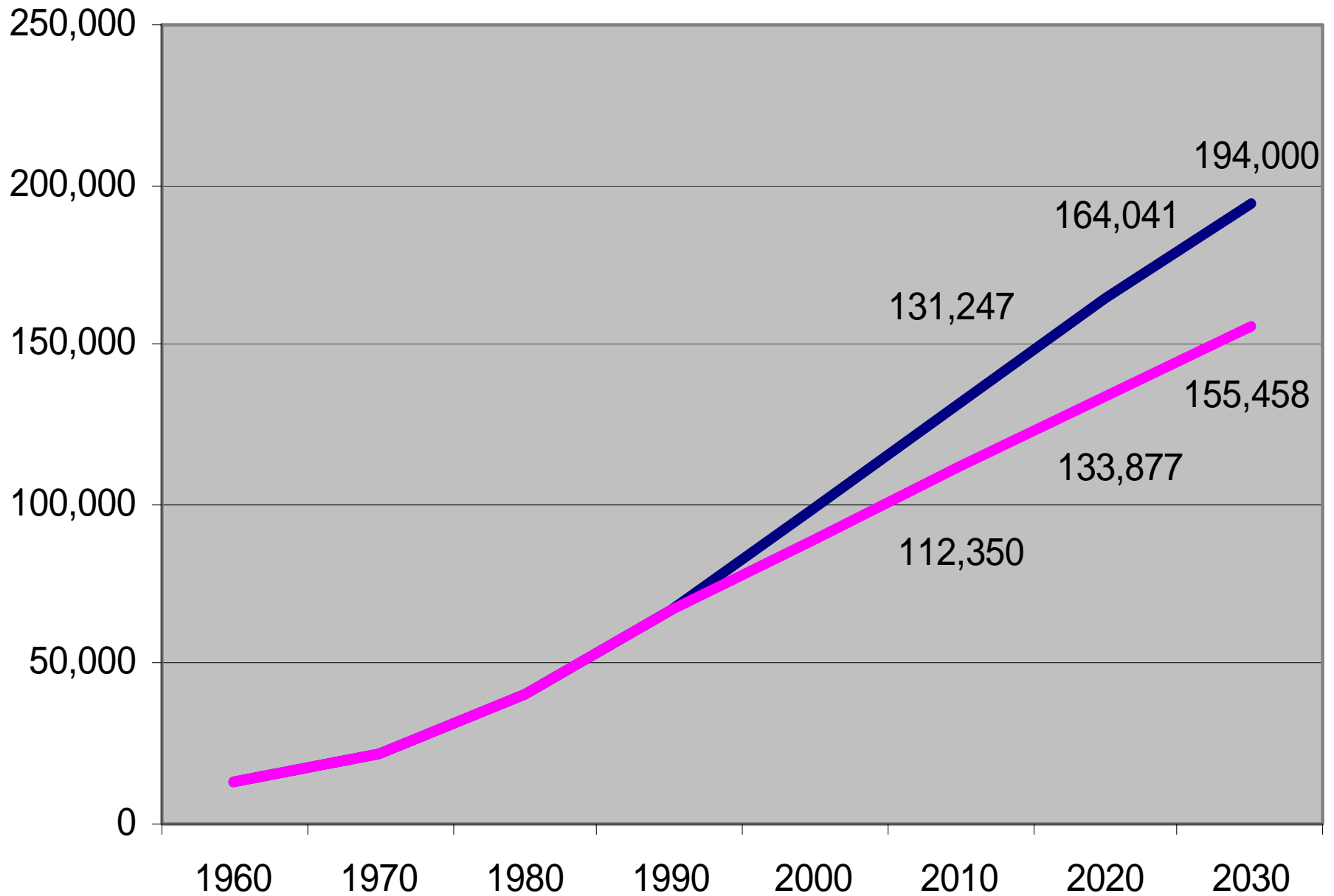
# Timeline for Plan Formulation

- January 2005 - First public hearing - intention to update
- Now to May 2005 - **Complete Assessment**
- June to October 2005 - **Revise Goals, Objectives, and Vision**
  - Second round of public meetings - present findings, goals, and vision
- October to December 2005 - **Compile Implementation Strategy**  
Prepare final draft -
  - November 2005 – Review of draft plan by regional agency
  - February 2006 - Final adoption by Board of Commissioners

# Public Participation

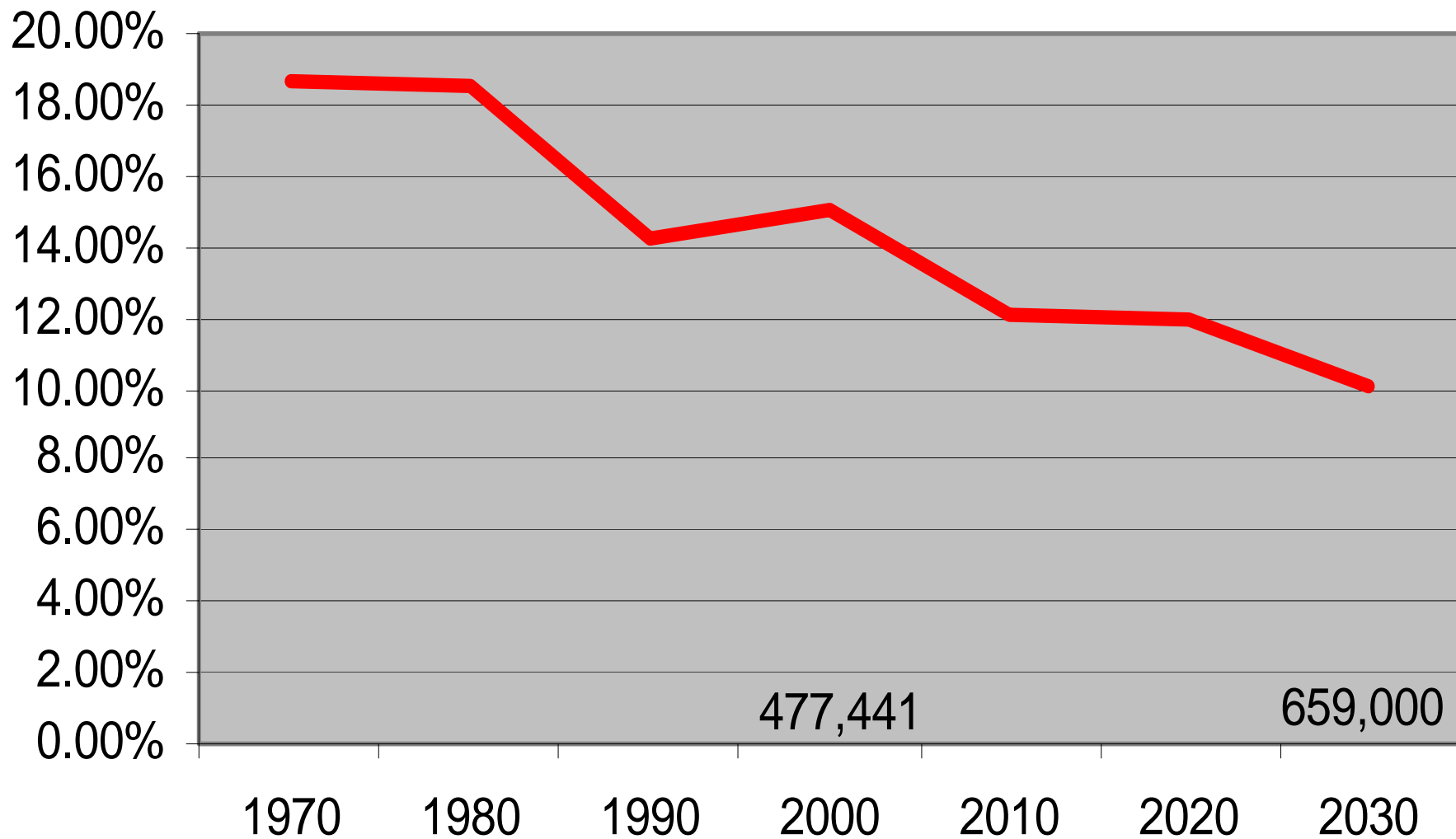
- Steering Committee is the core
  - 30 members
  - Appointed from various interests and disciplines
  - Minimum of 12 meetings
- Public hearings
  - January, July-September, November, 2005, February, 2006
- Internet, web page

# Population Projections

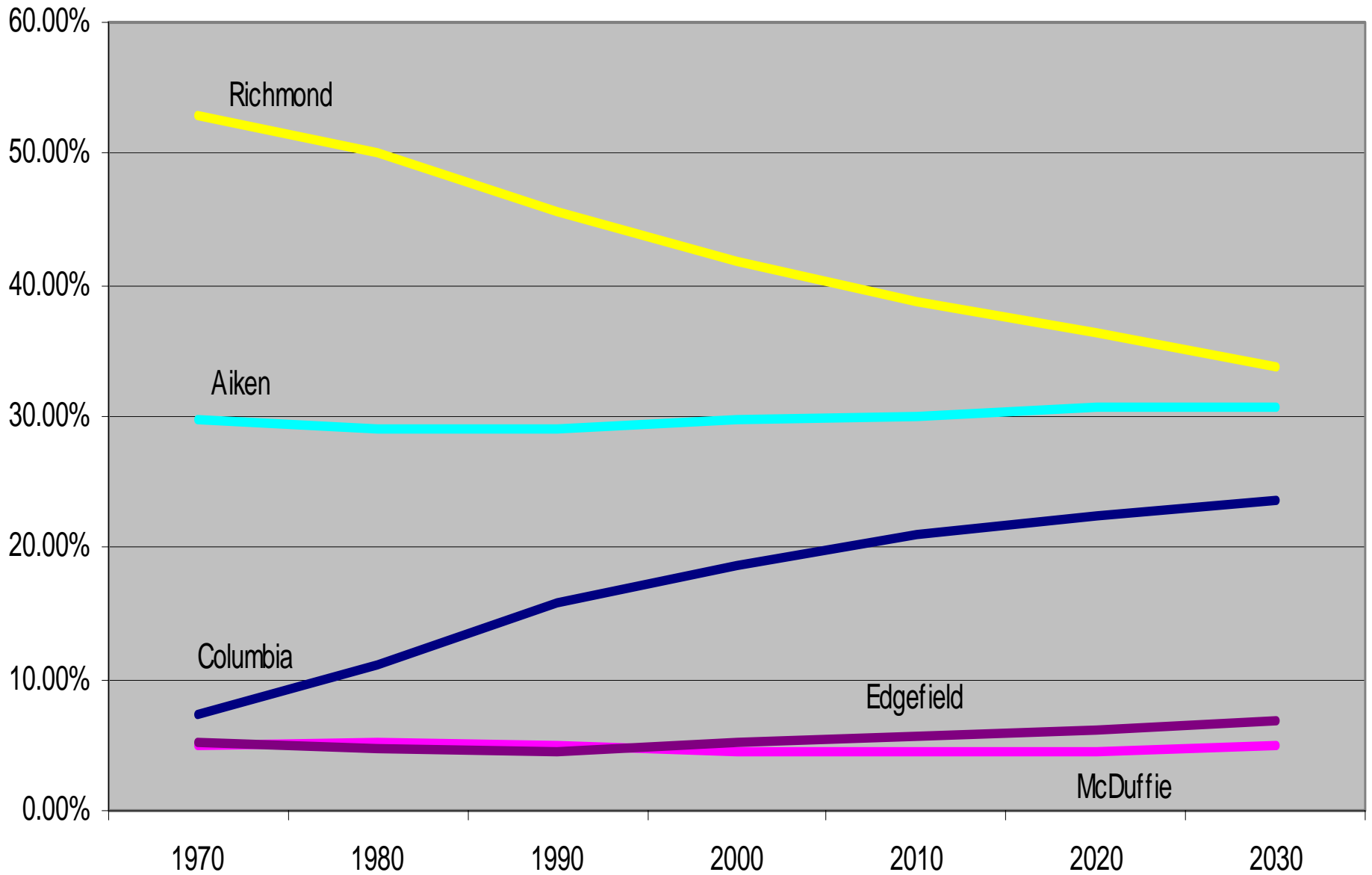




# MSA % Growth



# Percentage of Region



# Housing

- During the 90s:
  - Grew by 11,000 units - to 31,144 (occupied)
  - Population grew from 66,031 to 89,288 – 23,257 increase
- Since 2000
  - Constructed approximately 1,200 units per year
  - Higher percent of housing is town homes –
    - 4% 80s; 9% 90s; nearly 23% 00s
  - Percent of apartments fluctuates – around 10% 80s and 00s
  - Single family homes
  - 87% 80s; 90% 90s; 67% 00s
- Issue of affordability
  - Average new home around \$175,000
- Population changes: smaller households, older population
- Modular (industrial) housing is a growing issue

# Economic Development

- What are our objectives?
  - Some growth will come to your city or county whether you want it or not.
  - Some growth won't come to your city or county no matter what you do.
  - Then there is a middle ground you can impact
  - **This part will decide your fate**
    - Jeff Dorfman
- What is a regional effort?
- Your role – provide opportunities for whatever growth you seek

# Economic Development (cont.)

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- Initially all residential
- Historically perception has been industrial
- Recently retail and service commercial
- Currently office related uses

# Natural and Cultural Resources

- Open space
  - These lands produce valuable products for consumers, generate jobs and tax revenues
    - **1/6 of all jobs and gross state product in GA**
  - These lands attract businesses and families
  - These lands also provide a net surplus to local government finances
    - Jeff Dorfman
- Greenways
- Civic center
- Historic buildings
- The lake
- How much do they contribute?

## Natural and Cultural Resources (cont.)

- 75% of population lives on 25% of land
- Remaining 75% of land area remains very low density, farm land, timbering
- County can support 400,000 at current density
- Basic tenant of past plans – establish preferred areas of growth

# Transportation

- The recent county-wide comprehensive study
- Incorporate into this plan as the transportation element
- Emphasis on new roads as solutions
- Less emphasis on other forms of transportation
  - Mass transit, bicycles
- Emphasis on simpler, more cost effective solutions
- Few improvements are more expensive than transportation



# Transportation – Current Projects

- Washington Road - \$21 million plus
- Flowing Wells - \$12 million
- Riverwatch Parkway - \$31 million (ROW)
- Lewiston Road - \$6 million
- William Few Extension - \$5 million
- North Belair Road Realignment - \$1 million

# Community Facilities

- Urban growth cannot occur without urban facilities
- The single most important need for denser development is sanitary sewer service
- Other facilities are fire and police protection, schools, parks, libraries
- Where should they be located?
- What amounts are right? Affordable?

# Land Use

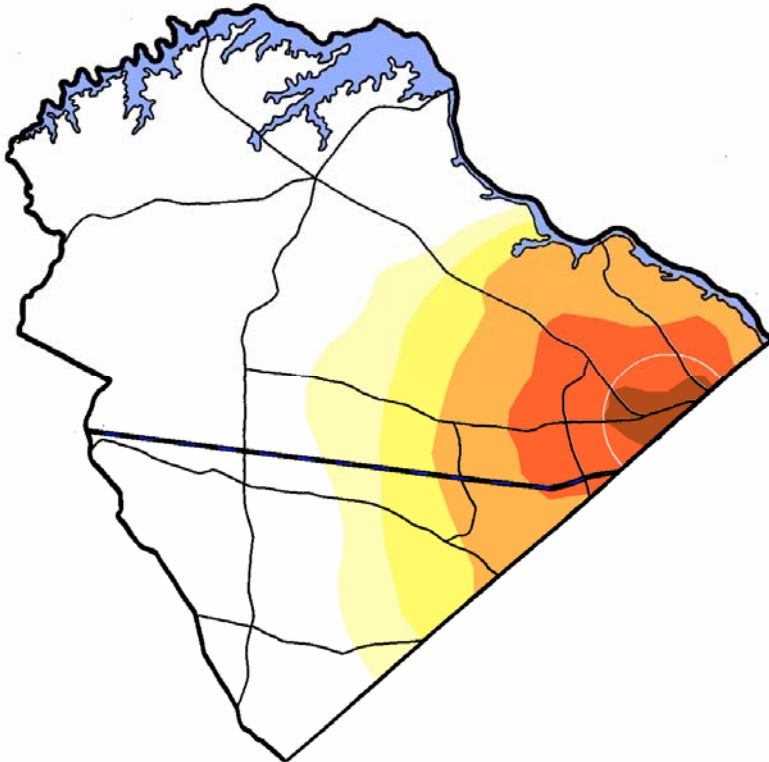
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- Where to provide growth opportunity
- How much is enough?
- Overzoning or improperly located zoning can lead to decline

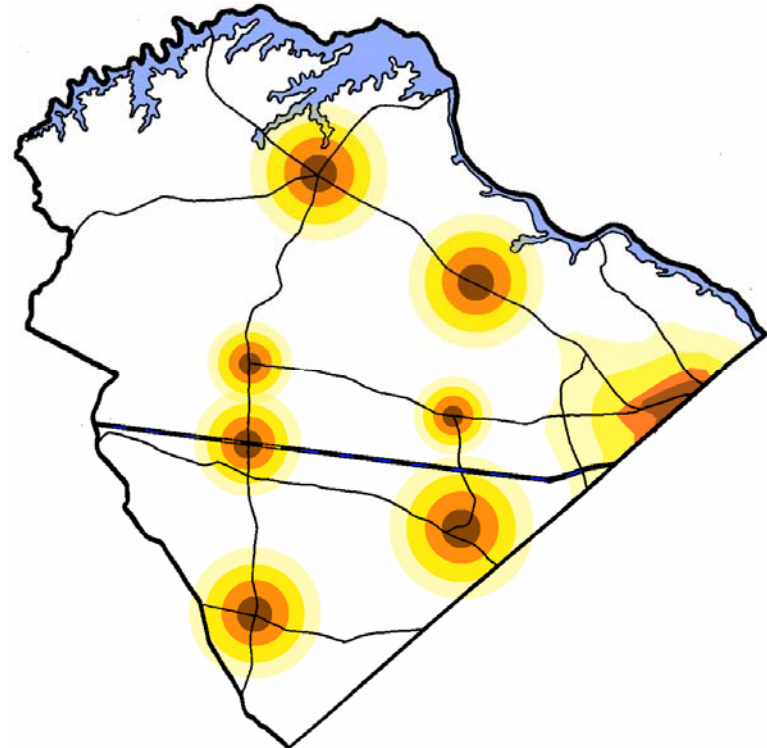
# Land Use (cont.)

## Nodal approach in current plan

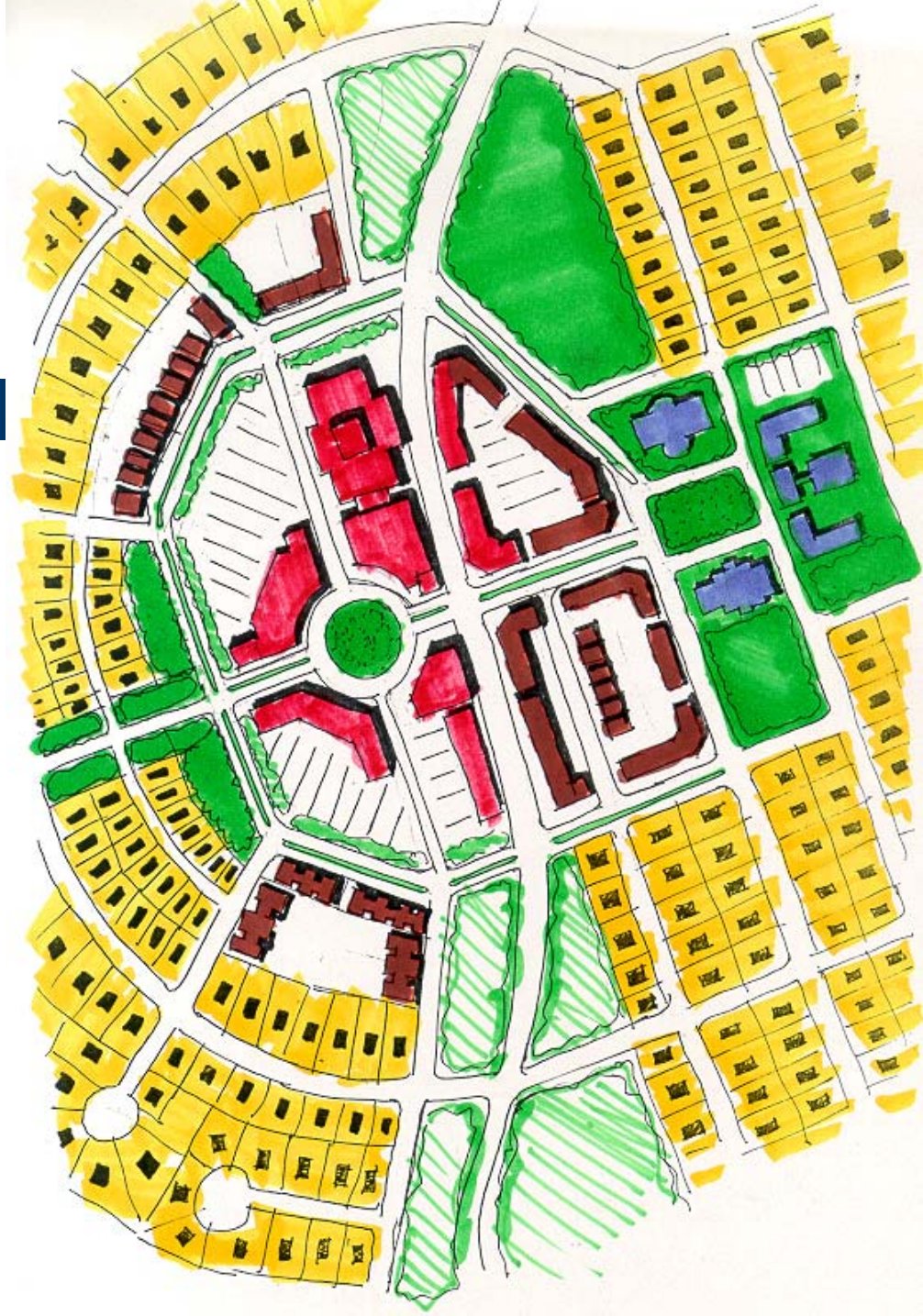
Dispersed Growth Model



Focused Growth Model



## Land Use (cont.)



## Land Use (cont.)

- Commercial land use policies – what changes are needed for an urbanizing county?
- Residential land use policies – what changes are needed for an urbanizing county?
- A new word in our vocabulary -  
**redevelopment**

# Intergovernmental Coordination

- Urbanized border with Richmond County
- Growing incorporated cities
  - Grovetown and Harlem
- Fort Gordon
- Army Corps property along the lake